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ORDINANCE NO. 182  
(BM STAR, LLC. PROPERTY)

AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO, AND CONTIGUOUS TO THE CITY OF STAR, ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL (R-1) OF APPROXIMATELY 95.03 ACRES AND (R-3) OF APPROXIMATELY 146.61 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Star, Ada County, Idaho ("the City"), is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized to annex and to incorporate within the boundaries of the City contiguous real property in the manner provided by Section 50-222, Idaho Code; and

WHEREAS, the owners of the real property situated in the unincorporated areas of Ada County and particularly described in Section 2 of this Ordinance have requested, in writing, annexation of said real property to the City of Star; and

WHEREAS, the Mayor and Council, held a public hearing on August 21, 2007 on the proposed annexation and zoning of the property described in Section 2 below, as required by Section 67-6525, Idaho Code, and determined that the requested annexation should be granted and that the annexed property should be zoned Residential (R-1) and (R-3) pursuant to the Zoning Ordinance of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF STAR, IDAHO, as follows:

Section 1: The Mayor and Council of the City of Star, Idaho, hereby find and declare that the real property described in Section 2 of this Ordinance is contiguous to the City, that said property can be reasonably assumed to be used for orderly development of the City, that the owner of said property has requested, in writing, annexation of said property by the City, and that the requirements of Section 50-222, Idaho Code, for annexation of said property, have been satisfied.

Section 2: The real property, described in the attached Exhibit A, situated in Ada County, Idaho, is hereby annexed into the City of Star. From and after the effective date of this Ordinance, the residents and other occupants and property owners within such area shall enjoy all the rights and responsibilities and shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Star as their fellow residents, occupants, and owners within the City of Star.

Section 3: The zoning land use classification of the land described in Section 2 above, is hereby established as a Residential (R-1) and (R-3) District, as provided by

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IDAHO  
SURVEY  
GROUP

1450 East Watertower St.  
Suite 150  
Meridian, Idaho 83642

**Phone** (208) 846-8570  
**Fax** (208) 884-5399

June 20, 2007

**DESCRIPTION FOR PROPOSED R-3 ZONE  
BM STAR, LLC – WING ROAD SITE**

A portion of Section 32, T. 5N., R. 1W., B.M., Ada County, Idaho, more particularly described as follows: Commencing at the Southeast corner of said Section 32, , from which the ¼ corner common to said the said Section 32 and Section 33, T. 5N., R.1W., B.M., bears North 00°26'45" East, 2652.47 feet; thence along the east line of said Section 32 North 00°26'45" East, 1326.26 feet to the South 1/16 corner of said Section 32, the **REAL POINT OF BEGINNING**.

Thence North 89°13'35" West, 50.01 feet;

Thence North 00°26'45" East, 174.24 feet;

Thence North 89°13'35" West, 250.00 feet;

Thence South 00°26'45" West, 174.24 feet to a point on the South line of the NE1/4 of the SE1/4;

Thence along said line North 89°13'35" West, 358.28 feet;

Thence departing said line North 00°09'32" East, 39.91 feet;

Thence North 89°07'55" West, 658.19 feet to a point on the West line of said NE1/4 of the SE1/4;

Thence South 00°29'42" West, 40.97 feet to the Southeast 1/16 corner of said Section 32, common to the Southeast corner of Lot 2, Block 1 of Karma Crest Estates, as same is recorded in Book 60 of Plats at Page 6037, records of Ada County, Idaho;

Thence along the South boundary of said Lot and said boundary extended North 89°13'55" West, 1341.62 feet to a point on the west right-of-way of N. Wing Road;

Thence along said right-of-way South 00°29'40" West, 626.76 feet to the Southeast corner of Lot 6, Block 1 of said Karma Crest Estates;

Thence along the exterior boundary of said Subdivision South 85°03'25" West, 601.91 feet;

Thence South 69°40'19" West, 745.91 feet;

Thence North 00°02'39" West, 1502.47 feet;

Thence departing said exterior boundary North 46°31'09" East, 177.47 feet;

Thence North 58°26'30" East, 291.69 feet;

Thence North 47°44'56" East, 213.18 feet;

Thence North 74°01'51" East, 205.67 feet;

Thence North 63°21'11" East, 500.13 feet;

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Thence South 89°26'41" East, 1330.63 feet to the Center-North 1/16 corner of said Section 32;  
Thence South 89°20'18" East, 660.12 feet to the Northeast corner of said Karma Crest Estates;  
Thence South 00°36'56" West, 995.68 feet;  
Thence North 61°17'07" West, 182.73 feet;  
Thence South 53°14'04" West, 344.37 feet;  
Thence South 61°50'31" West, 244.39 feet;  
Thence South 50°23'36" West, 222.97 feet;  
Thence South 63°21'11" West, 500.13 feet;  
Thence South 74°01'51" West, 205.67 feet;  
Thence South 47°44'56" West, 213.18 feet;  
Thence South 58°26'30" West, 291.69 feet;  
Thence South 46°31'09" West, 177.47 feet to a point on the West boundary of said Karma Crest Estates;  
Thence North 00°02'39" West, 769.48 feet to the Center-West 1/16 corner of said Section 32;  
Thence North 01°02'09" East, 1321.69 feet to the **REAL POINT OF BEGINNING**.  
Containing 66.57 acres, more or less.

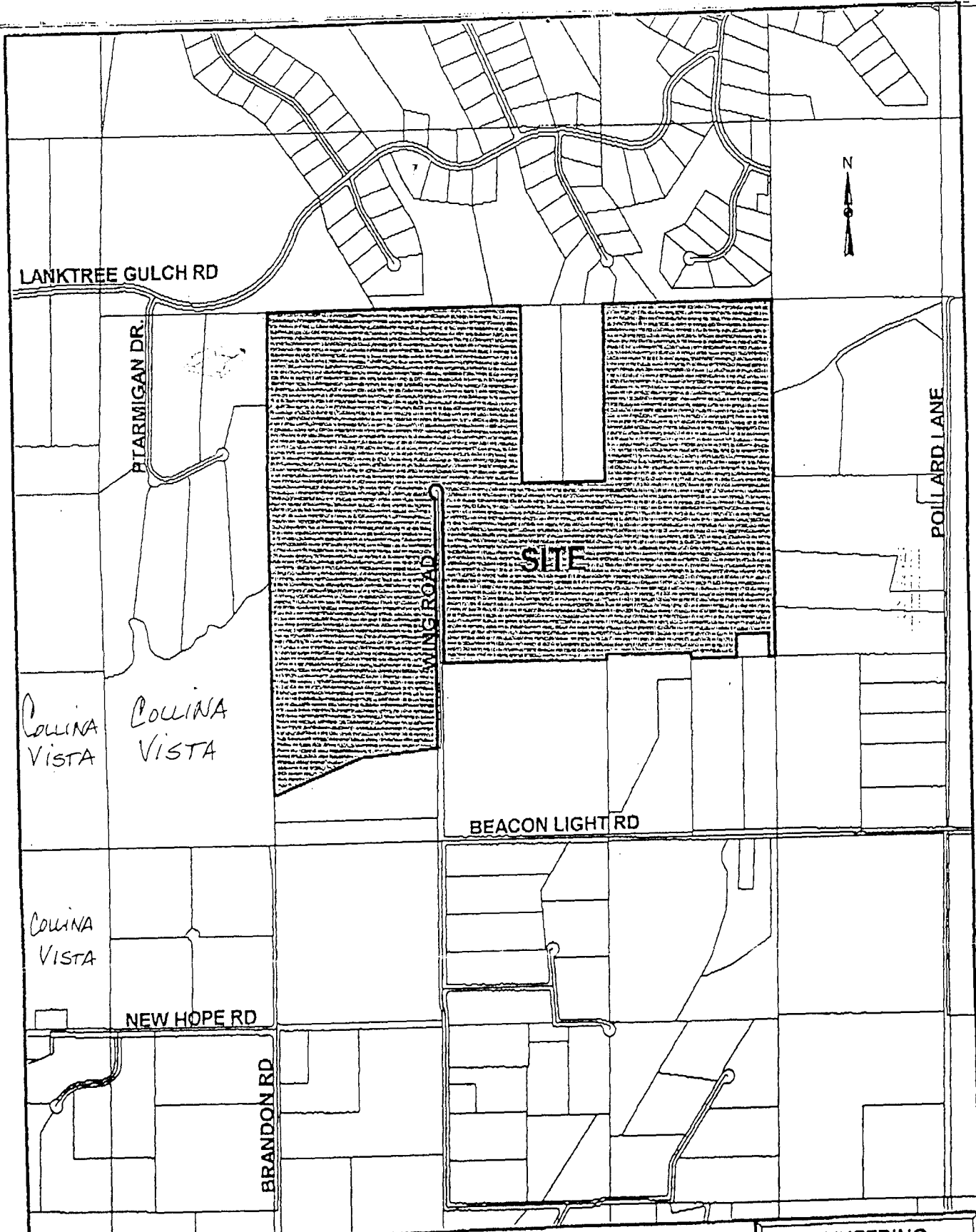
Total R-1 area (Parcels A & B) containing 95.03 acres, more or less.



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SCALE	1" = 1000'
DWG. DATE	06/23/07
PROJ. NO.	70401
SHEET	1 OF 1
VICIN	
70401.APR BKB	

**MAC LAND COMPANY, LLC - WING ROAD SITE**  
 LOCATED IN SECTION 32, T.5N., R.1W., B.M.  
 ADA COUNTY, IDAHO

VICINITY MAP

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**ENGINEERING  
SOLUTIONS** LLP  
 1029 N. ROSARIO ST., STE. 100  
 MERIDIAN, IDAHO 83642  
 Phone (208) 866-0000 Fax (208) 866-0041

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IDAHO  
SURVEY  
GROUP

1450 East Watertower St.  
Suite 150  
Meridian, Idaho 83642

**Phone** (208) 846-8570  
**Fax** (208) 884-5399

June 20, 2007

**DESCRIPTION FOR PROPOSED R-1 ZONE  
BM STAR, LLC – WING ROAD SITE**

**PARCEL A**

A portion of the SE1/4 of the NE1/4 of Section 32, T. 5N., R. 1W., B.M., Ada County, Idaho, more particularly described as follows: Commencing at the ¼ corner common to said Section 32 and Section 33, T. 5N., R.1W., B.M., from which the Southeast corner of said Section 32 bears South 00°26'45" West, 2652.47 feet; thence along the east line of said NE ¼ of said Section 32 North 00°26'31" East, 550.67 feet to the **REAL POINT OF BEGINNING**.

Thence South 72°57'19" West, 243.72 feet;

Thence South 77°30'13" West, 51.93 feet;

Thence South 69°51'57" West, 99.08 feet;

Thence South 56°20'11" West, 182.74 feet;

Thence South 89°01'21" West, 282.44 feet;

Thence North 85°45'51" West, 98.10 feet;

Thence North 82°25'53" West, 80.61 feet;

Thence North 88°28'29" West, 100.02 feet;

Thence South 89°13'33" West, 50.01 feet;

Thence North 89°30'25" West, 177.48 feet to a point on the West line of the SE1/4 of the NE1/4;

Thence North 00°33'54" East, 988.38 feet to the Northeast 1/16 corner of said Section 32;

Thence South 89°30'25" East, 1312.72 feet to the North 1/16 corner of said Section 32;

Thence South 00°26'31" West, 775.54 feet to the **REAL POINT OF BEGINNING**.  
Containing 28.46 acres, more or less.

**PARCEL B**

Portions of Lots 4, 5, and 6, Block 1 of Karma Crest Estates, as same is recorded in Book 60 of Plats at Page 6037, records of Ada County, Idaho, being a portion of Section 32, T. 5N., R. 1W., B.M., Ada County, Idaho, more particularly described as follows: Commencing at the ¼ corner common to the said Section 32, and Section 33, T. 5N., R.1W., B.M., from which the Southeast corner of said Section 32 bears South 00°26'45" West, 2652.47 feet; thence North 70°56'09" West, 4180.06 feet to the Northwest 1/16 corner of said Section 32 and the Northwest corner of said Karma Crest Estates, the **REAL POINT OF BEGINNING**.

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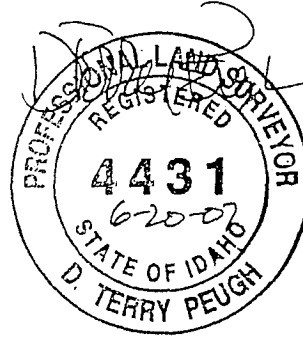
Thence South 89°20'31" East, 658.93 feet to the Center-East 1/16 corner of said Section 32;

Thence departing said exterior boundary of Karma Crest Estates North 00°33'54" East, 1321.96 feet to the Northeast 1/16 corner of said Section 32;

Thence South 89°30'25" East, 1312.72 feet to the North 1/16 corner of said Section 32;

Thence South 00°26'31" West, 1326.21 feet to the East ¼ corner of said Section 32;

Thence South 00°26'45" West, 1326.22 feet to the **REAL POINT OF BEGINNING**.  
Containing 241.65 acres, more or less.



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Thence North 50°23'36" East, 222.97 feet;

Thence North 61°50'31" East, 244.39 feet;

Thence North 53°14'04" East, 344.37 feet;

Thence South 61°17'07" East, 182.73 feet to a point on said exterior boundary of Karma Crest Estates;

Thence along said exterior boundary South 00°36'56" West, 326.04 feet;

Thence South 89°20'31" East, 658.93 feet to the Center-East 1/16 corner of said Section 32;

Thence departing said exterior boundary of Karma Crest Estates along the West line of the SE1/4 of the NE1/4 North 00°33'54" East, 333.58 feet;

Thence South 89°30'25" East, 177.48 feet;

Thence North 89°13'33" East, 50.01 feet;

Thence South 88°28'29" East, 100.02 feet;

Thence South 82°25'53" East, 80.61 feet;

Thence South 85°45'51" East, 98.10 feet;

Thence North 89°01'21" East, 282.44 feet;

Thence North 56°20'11" East, 182.74 feet;

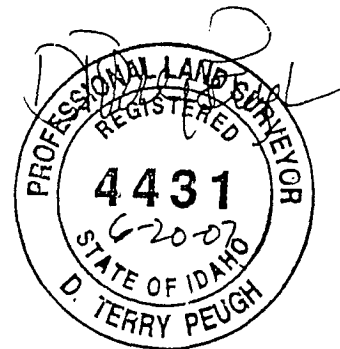
Thence North 69°51'57" East, 99.08 feet;

Thence North 77°30'13" East, 51.93 feet;

Thence North 72°57'19" East, 243.72 feet to a point on the east line of the NE ¼ of said Section 32;

Thence along said east line South 00°26'31" West, 550.67 feet to the East ¼ corner of said Section 32;

Thence along the east line of the SE ¼ of said Section 32 South 00°26'45" West, 1326.22 feet to the **REAL POINT OF BEGINNING**. Containing 146.61 acres, more or less.



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IDAHO  
SURVEY  
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1450 East Watertower St.  
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Meridian, Idaho 83642

**Phone** (208) 846-8570  
**Fax** (208) 884-5399

June 20, 2007

**DESCRIPTION FOR CITY OF STAR ANNEXATION  
BM STAR, LLC – WING ROAD SITE**

A portion of Section 32, T. 5N., R. 1W., B.M., Ada County, Idaho, more particularly described as follows: Commencing at the Southeast corner of said Section 32, , from which the ¼ corner common to said the said Section 32 and Secuion 33, T. 5N., R.1W., B.M., bears North 00°26'45" East, 2652.47 feet; thence along the east line of said Section 32 North 00°26'45" East, 1326.26 feet to the South 1/16 corner of said Section 32, the **REAL POINT OF BEGINNING**.

Thence North 89°13'35" West, 50.01 feet;

Thence North 00°26'45" East, 174.24 feet;

Thence North 89°13'35" West, 250.00 feet;

Thence South 00°26'45" West, 174.24 feet to a point on the South line of the NE1/4 of the SE1/4;

Thence along said line North 89°13'35" West, 358.28 feet;

Thence departing said line North 00°09'32" East, 39.91 feet;

Thence North 89°07'55" West, 658.19 feet to a point on the West line of said NE1/4 of the SE1/4;

Thence South 00°29'42" West, 40.97 feet to the Southeast 1/16 corner of said Section 32, common to the Southeast corner of Lot 2, Block 1 of Karma Crest Estates, as same is recorded in Book 60 of Plats at Page 6037, records of Ada County, Idaho;

Thence along the South boundary of said Lot and said boundary extended North 89°13'55" West, 1341.62 feet to a point on the west right-of-way of N. Wing Road;

Thence along said right-of-way South 00°29'40" West, 626.76 feet to the Southeast corner of Lot 6, Block 1 of said Karma Crest Estates;

Thence along the exterior boundary of said Subdivision South 85°03'25" West, 601.91 feet;

Thence South 69°40'19" West, 745.91 feet to a point on the existing Star City Limits Boundary;

Thence North 00°02'39" West, 2271.95 feet to the Center-West 1/16 corner of said Section 32, a portion of said distance being along said City Limits Boundary;

Thence North 01°02'09" East, 1321.69 feet to the Northwest 1/16 corner of said Section 32;

Thence South 89°26'41" East, 1330.63 feet to the Center-North 1/16 corner of said Section 32;

Thence South 89°20'18" East, 660.12 feet;

Thence South 00°36'56" West, 1321.72 feet;

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the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the real property described in Section 2 above in the Residential (R-1) and (R-3) land use classification.

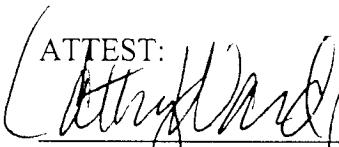
Section 4: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 5: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code maybe be published.

DATED this 17<sup>th</sup> day of October, 2007.

CITY OF STAR  
Ada County, Idaho

By:   
Nathan Mitchell, Mayor

ATTEST:  
  
Cathy Ward, City Clerk



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